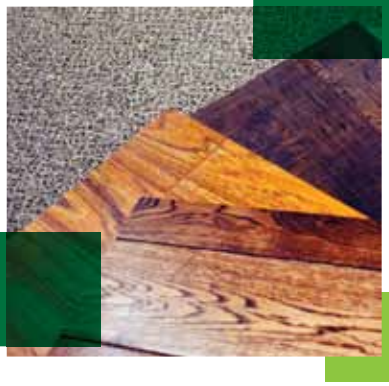
A Guide to Built **Your** Way.



QUADRANT HOMES

Design Studio

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WELCOME TO THE QUADRANT HOMES DESIGN STUDIO!

The Quadrant Homes Design Studio is the only one of its kind in the Northwest: a one-stop-shop filled with thousands of finishes, features, colors and materials, and one of the most fun and exciting parts of planning your new home. It's here that you'll select appliances, cabinetry, lighting and much more. Our Design Studio staff is here to personally assist you with the process every step of the way, helping you with everything you need to customize and personalize your home.

HOW BUILT YOUR WAY WORKS

The Built Your Way experience allows you to customize your home to your lifestyle. Once you have selected your homesite and floor plan, you will work closely with your Community Sales Manager to uncover your family's unique needs. Next is the "Built Your Way" appointment at our Design Studio. You will refine your ideas with your Professional Design Consultant; together you will bring your vision to life and submit a customization request. Your customization request will then be drawn by one our professional architects, and if necessary reviewed by a licensed engineer. You will then review your new plans and make a confident decision on your new home. Investment levels vary based on the type of customization requested. For more information, please contact your Community Sales Manger.

OPTIONAL LIFESTYLE CHOICES

Quadrant Homes has created a variety of optional lifestyle choices included in specific plans. For example, you may choose a 4th bedroom instead of a loft upstairs, or you may opt for a den in lieu of a formal dining room. These lifestyle choices offer a professionally designed option, ready for selection. Please talk with your Community Sales Manager for additional information on investment levels.

SECTION 1

WHOLE HOUSE

Accessible Beige | Agreeable Grey | Dover White | Kilim Beige | Wool Skein

MILLWORK & DOORS

PAINTED DOORS & MILLWORK PACKAGES

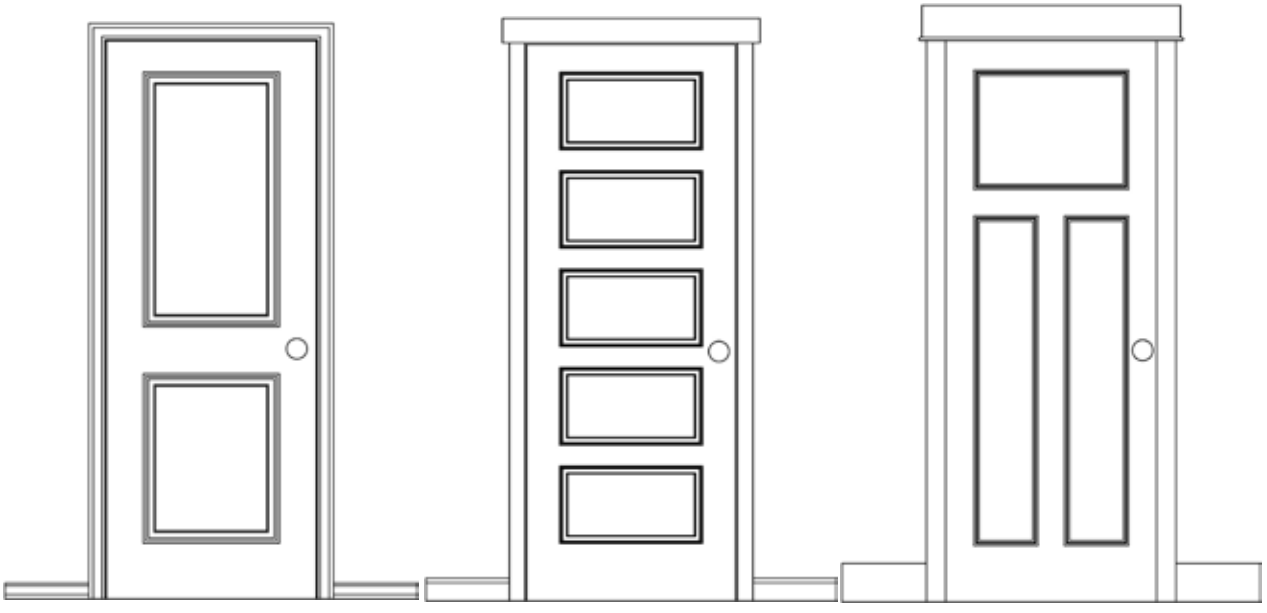
- There are three different painted door panel styles and three millwork styles which can be mixed to fit your style. Please see the drawing below.
- All of our painted doors and millwork are made from medium-density fiberboard (MDF) which is an engineered wood product formed by breaking down hardwood or softwood residuals into wood fiber. This process makes it highly resilient and environmentally sustainable since it's made from recycled product.
- Semi-gloss paint is applied to the millwork and interior doors. There are two different paint colors to choose from, (SW7005) Pure White or (SW7012) Creamy.
- Caulk is applied between the walls & painted millwork.

FRENCH DOORS

- A French door is a solid hemlock door with glass panes; this door would replace an existing door. It is painted to match your millwork.

CLOSET DOORS

- The style of door will match the doors chosen throughout the rest of the home.
- Bi-pass and bi-fold closet door locations are pre-designed into your plan. Millwork is not installed above or along the sides of any bi-pass or bi-fold doors.



Panel Style: 2 Panel
Millwork style: Colonial

Panel Style: 5 Panel
Millwork style: Signature

Panel Style: 3 Panel
Millwork style: Classic

Design Studio Tips and Tricks

It's important to consider the finishes that are used throughout your home (i.e. hardware, faucets, & lighting) when choosing your interior door hardware. Keeping your finishes consistent will really bring your home together!

INTERIOR DOOR HARDWARE

- Door hardware packages are available in Satin Nickel and Oil Rubbed Bronze. Strike plates, hinges and other hardware on interior and exterior doors will match the selected finish.
- The hardware on your sliding glass door will be white.
- Privacy locks are installed on bathroom doors and the master bedroom door.

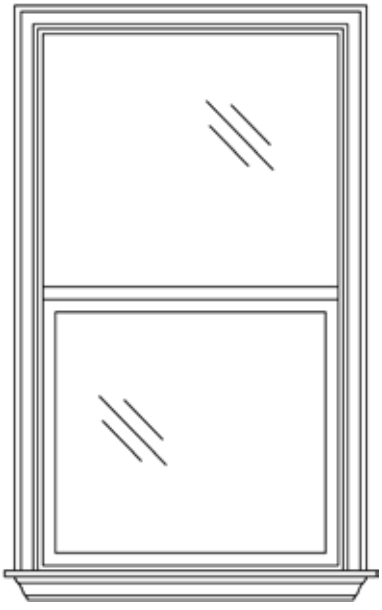
For more information, go to
http://consumer.schlage.com

WINDOW MILLWORK

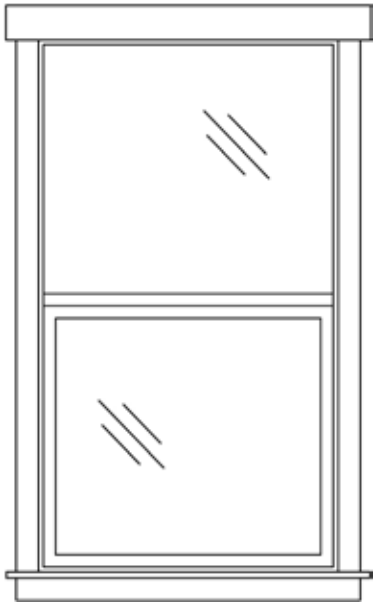
- Your window sills and/or window wraps will match the style and color of your millwork
- You can add sills or window wraps to the whole house, by floor, or by individual window.

WINDOW COVERINGS

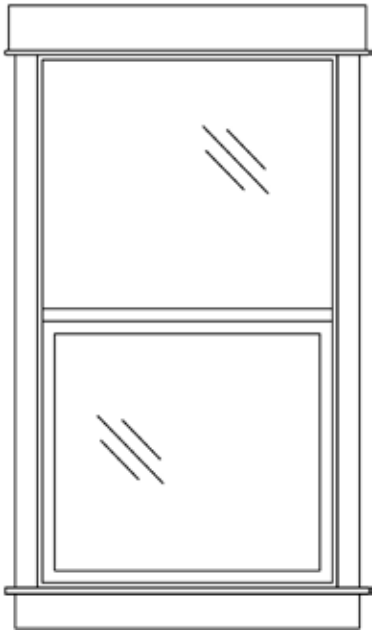
- We offer 3 different options for window coverings; aluminum blinds, painted & stained faux wood blinds, and cellular shades.
- Window coverings can be added to the whole house or per window as needed.
- If your home includes a single back door, the window covering installed will match the window coverings you selected throughout your home.
- If your home has a sliding glass door, you may select a vertical or horizontal style. Horizontal blinds or shades will include two sets of blinds, that are installed side by side on sliding glass door.



Colonial



Signature



Classic

WINDOW OPTIONS

SCREENS

- Window screens are installed on all operable windows and the sliding glass door. A front screen door is not included.

GENERAL WINDOW INFORMATION

- Refer to your floor plan for locations of optional windows. Note: windows are elevation dependent.
- Windows with tempered glass are typically located near stairs, in or near bathrooms, next to a swinging door, etc. Windows drawn on your architectural drawing specify if and how they open as follows:
- FX=fixed window; does not open.
- XO or SL=window opens by sliding to the left or right.
- SH=windows are single hung and open by sliding up.
- Window sizes are also noted on the architectural drawing. For example, a 3050 means the window is 3'0" wide by 5'0" tall.
- Obscure glass can be selected in bathrooms for privacy.

INTERIOR PAINT

COLOR

- The paint color you select will be applied throughout your home on all walls and ceilings, with the exception of the garage walls.
- White painted ceilings are available for an additional investment calculated based on square footage.
- Walls on the interior of your home are drywalled, textured with a light orange peel coating and then painted.

LIVING SMART®

All paint colors are Low-VOC (volatile organic compounds are toxic emissions). Low emission levels contribute to better air quality in your home over the years and your better health.

FLAT FINISH

- Your home includes paint in a washable flat finish throughout.
- Due to it's lower sheen, flat finish can help hide wall surface imperfections and is easier to touch up.
- Washable flat wall paint provides a high quality dead-flat sheen, deeper base, easy touch-up, and long term value to our home owners.

EGGSHELL FINISH

- Eggshell paint throughout your home is available for an additional investment.
- Eggshell has a slight gloss and hides dirt & fingerprints. It is more durable than flat finish and holds up well to cleaning and moisture.

SPECIAL ORDER ACCENT PAINT

- Accent paint is available for whole rooms or accent walls.
- If selected accent paint is applied in the same paint finish you have selected throughout your home.

OPEN HANDRAIL & HALFWALL

- A halfwall at the stairs has a millwork cap that is painted white to match your millwork. The handrail is stained to match your cabinetry.
- An open handrail may be an option depending on your floorplan and would replace the half-wall at the bottom of the stairs or where noted on the plan.
- There are 3 options for open railing: stained, painted, and metal. The handrail will be stained to match your cabinets for any of these options. If white cabinets are selected, a natural stain will be applied.

Design Studio Tips and Tricks

Eggshell paint is ideal for families with children or pets because it is much easier to clean than flat finish and hides dirt and fingerprints.

CORNERS & ARCHWAYS

- Square Corners – The outside corners of the walls throughout your home are squared off, allowing an easier transition if you choose to add accent paints.
- Rounded Corners – If you choose rounded corners, the outside corners in your home

will be rounded with the exception of closet openings, door openings, windows and garage walls.

- Arches are plan specific and will differ in length depending on their location. If you choose an archway and rounded corners, the sides and top of the arch(es) will also be rounded.
- If you have selected rounded corners for your home, accent paint will be appiled around the rounded corner and end on the other side of the wall in a straight line.

INTERIOR WAINSCOT

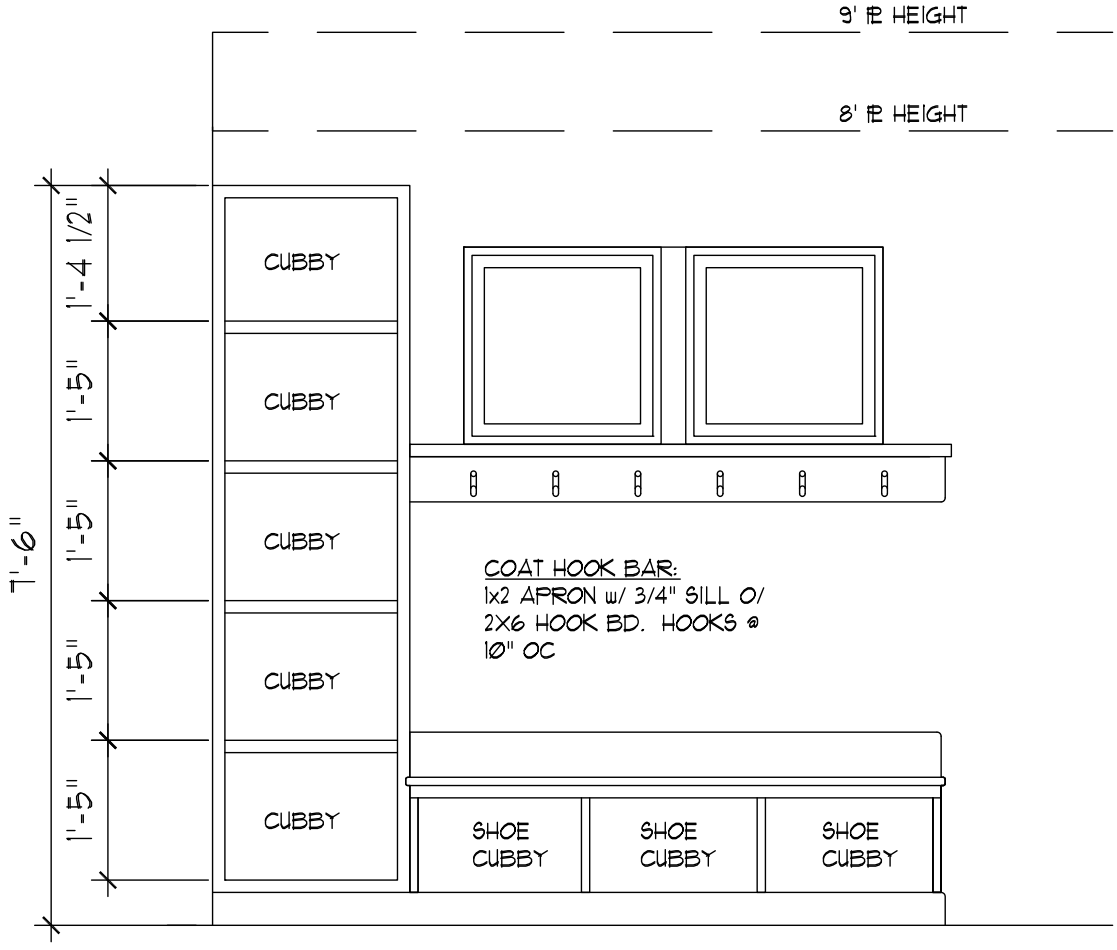
- We offer six different styles of optional interior wainscoting that is painted white to match your interior doors and millwork if chosen.
- The installed height differs depending on what style you select. Ask your design consultant for more information on this stunning way to personalize a room.

Design Studio Tips and Tricks

Adding a family organization system is a great way to make your home functional and fun!

FAMILY ORGANIZATION SYSTEM

- The size and location of your family organizational system is specially designed to fit your home and will vary per plan.
- The different components of your family organization system are a sitting bench with shoe cubbies, a cubby tower, a coat hook bar, or a combination of all three.
- The bench and cubbies will be painted white to match your interior door and millwork color.
- The hooks will match the hardware finish you've selected for the rest of your home.



CARPET - WHICH ONE IS RIGHT FOR YOU?

Choosing the appropriate flooring selection for your home is about much more than color and style. Your particular lifestyle should be an important consideration, such as whether or not you have pets, how many people live in your home, and what will be performed in each area. Our wide variety of impressive Shaw carpets include many types, styles, colors and patterns so you can select the look and performance appropriate for the floors in your new home. From a tough durable Berber to the comfortable elegance of a Frieze, you choose what works best for your home.

Level	Product Names	Style	Fiber	Stain Resistant	Stain & Soil Warranty	Wear Warranty
Level 1	Cascade Trail	Texture	Nylon	R2X	10	10
Level 2	One by One	Texture	PET polyester	R2X	10	10
	Jumping Jack	Berber	Olefin	Inherent stain resistance	10	10
	Autumn Stroll	Frieze	PET polyester	R2X	10	10
Level 3	Summer Twist	Twist	Nylon	R2X	10	10
	Follow Your Heart	Frieze	PET polyester	R2X	10	10
	Compass Lane	Texture	Nylon	R2X	10	10
	April Flowers	Frieze	PET polyester	R2X	10	10
Level 4	Downtown Texture	Texture	PET polyester	R2X	10	10
	Downtown Twist	Twist	PET polyester	R2X	10	10
	Open Bid	Pattern	Nylon	R2X	10	10
	Chapel S&B	Twist	Nylon	R2X	10	10
	First Mate	Texture	Nylon	R2X	10	10
Level 5	Easy Answer	Texture	PET polyester	R2X	15	15
	Penny's Pick	Berber	Nylon	R2X	15	15
	Charles' Choice	Berber	Nylon	R2X	15	15
	On Display	Pattern	Nylon	R2X	15	15
	Select Class	Texture	Nylon	R2X	10	10
	Select Berber	Texture	Nylon	R2X	10	10
Level 6	Private Haven	Texture	Nylon	R2X	15	15
	Surfside	Frieze	Nylon	R2X	Life	20
	Surfside Berber	Frieze	Nylon	R2X	Life	20
	Oak Point	Berber	Nylon	R2X	Life	20
	Oak Point Berber	Berber	Nylon	R2X	Life	20
	Canyon Lake	Pattern	Nylon	R2X	Life	20
	Sand Castle	Pattern	Nylon	R2X	15	15

For more information on Levels 1-5, visit: www.shawfloors.com. For Level 6, please visit: www.tuftexcarpet.com

Design Studio Feature & Benefit

R2X is Shaw Floors' carpet stain and soil treatment. This solution is applied during the dying process and the entire tuft of yarn is protected which creates twice the resistance. Stainmaster is the most common brand of stain resistance and is highly effective; however R2X excels because of its unique application of both stain resistance and soil repellent.

CARPET FIBERS

NYLON

Nylon is the most versatile of all fibers, providing excellent durability, soil and stain resistance, and is easy to clean. Nylon is the best fiber in high traffic areas because it has outstanding resistance to abrasion and crushing. Nylon fiber can be recycled repeatedly so it is a good example of a green product!

P.E.T. POLYESTER

Polyester feels soft and luxurious to the touch, however it is less resilient than nylon and is more susceptible to crushing and matting. PET Polyester contains a recycled polymer from post-consumer, high-grade plastic bottles, helping the environment by saving millions of plastic bottles from landfills each year.

POLYPROPYLENE – OLEFIN

Olefin is usually manufactured in a level loop or Berber construction in order to give better performance characteristics due to its susceptibility to crushing and matting. Olefin has excellent resistance to soil and stain because the color is applied to the basic component, even before the olefin is made into a fiber. This is called solution dyed, which also makes it very resistant to fading from sunlight and has a natural resistance to static electricity, moisture and mildew.

CARPET SEAMS & MAINTENANCE

- Carpet comes in 12' wide rolls so seams cannot be avoided in large rooms once installed.
- Keep in mind that low pile carpet, like Berber, will have more visible seams.
- Soil filtration is a natural occurrence in carpet along the edge of walls and stairs, under doorways, around baseboards and heating vents. This slight discoloration is more noticeable on lighter carpets.

CARPET PAD

- All carpeted areas include a carpet pad and are available in 5 lb., 6 lb. , or 8 lb. densities.
- The denser the carpet pad, the more resilient the carpet will be to crushing, so the life and look of the carpet will be prolonged.
- All of our carpet pads are made using recycled content.

Design Studio Feature & Benefit

Carpet is a preferable flooring material for those with indoor allergies, because carpet acts as a filter, trapping dust and allergens from circulating in the air.

SECTION 2

KITCHEN

HARD FLOORING SURFACES - OUR PRODUCTS COMPARED.

Floor Material	Durability	Price Point	Water Resistance	Color Variation	Maintenance	UV Resistant
Laminate Level 1	High	Low	Medium	Low	Low	Yes
Laminate Level 2	High	Medium	Medium	Low	Low	Yes
Solid Hardwood	Medium	High	Low	High	Medium	No
Engineered Hardwood	Medium	High	Low	High	Medium	No
Vinyl	High	Low	High	Medium	Low	Yes
Tile	Medium	High	Medium	Varies	Medium	Yes

LAMINATE FLOORING

- Laminate is a great option if you want to achieve a hardwood look at a more affordable level or if you want a greater amount of durability to your hard surface flooring. These high-performing floors are comprised of four layers: the first is a moisture barrier and a structural integrity backing layer. Next is the dense and durable laminate coreboard. The third layer is the décor which features natural hardwood designs and it's topped by a fourth protective layer of melamine for a tough yet beautiful finish.
- Today's advanced technology allows for incredible photorealism, resulting in stunning laminate floors that are also more resistant to scratching, denting, and fading than many hardwood alternatives. We offer a wide range of finishes that mimic a variety of wood species in several different finishing techniques including a smooth, glossy finish; a subtle scraped appearance, and others that use advanced technology to match an embossed finish with the graining to give a more rustic, textured look that results in an unparalleled realistic hardwood look.

SOLID HARDWOOD FLOORING

- With solid hardwood, each plank is milled from a single piece of hardwood resulting in a floor that will last for generations. We offer one of the most tried and true, as well as durable, species of wood, which is Oak. Oak is a very hard wood, so while it is not immune to

scratches and dents, it resists them better than a softer material would, and, because it is pre-stained and finished with a High Performing Polyurethane finish, it is even more resistant to scratches and wear than a site finished floor would be. Your investment is backed up with a 25 year manufacturer warranty that the finish will not wear through with everyday use. We offer solid oak hardwood in the classic and timeless look of a 2-1/4" width plank and it is available in 7 beautiful & unique stain finishes.

ENGINEERED HARDWOOD FLOORING

- Engineered hardwood is real hardwood. While it is not milled form a single piece like solid hardwood, it offers a number of important benifits. While the top layer is real hardwood, below is a dense core created by bonding layers of hardwood under heat and pressure in a cross-ply configuration; this results in a very durable product that is more resistant

to humidity, warping or bowing. It allows you to achieve a wide plank product that is more structurally stable. The factory-applied finish provides greater uniformity and quality control.

- In keeping with today's hottest flooring trends, we offer 3 different collections of 5" wide-planked engineered hardwoods. The Nottoway Hickory collection features a distinctive handscraped texture to give your home that gorgeous rustic, one-of-a-kind look that is in high demand today. The Celebration Hickory collection is a smooth milled, untextured surface finish for a more elegant and polished look. Or, for a perfect median, our Breslin Collection has a subtle scraped finished for that perfect balance of texture and elegance and is available in a finely grained maple, exotic walnut, and warm & rich hickory.

For more information on Laminate, Solid Hardwood Flooring, and Engineered Hardwood please visit:
www.shawfloors.com
www.kentwoodfloors.com
www.mohawkflooring.com

VINYL FLOORING

- Vinyl flooring comes in a variety of colors, patterns and textures.
- Keep in mind that all vinyl flooring is installed in sheets and may have seams.
- Vinyl does not absorb liquids, making it ideal for bathrooms, kitchens and laundry rooms.
- Vinyl flooring is easily cleaned and resists stains. Simply sweep and mop from time to time to keep them looking new.

For more information, go to
www.mannington.com

TILE FLOORING

- Important factors to consider when choosing a tile are: tile size, design style, texture, and color.
- Tile flooring is offered in 12x12", "13x13", and 12"x24" porcelain and ceramic tiles.
- Grout is not sealed during installation because it needs several days to adapt to the moisture in your home. You will want to seal it upon moving into your home, and reseal it once a year as part of homeowner maintainence.

Design Studio Fun Fact

Add style to your tiled surface by applying an optional offset pattern for a more modern look. Also, choosing a contrasting grout color can make a big difference in the style of your tiled surface.

WHAT CABINET IS RIGHT FOR YOU? OUR PRODUCTS COMPARED.

For more information please visit www.merillat.com

For more information on Index cabinetry please visit www.belmont.com

Door Style	Panel Style	Wood/ Material	Mfg Warranty	Features	Stain Options	Paint Options
Colony	Recessed	Birch	1	Included half shelf with optional roll out trays & hardware	Twilight, Clove & Mirage	N/A
Homestead	Raised	Birch	1	Included half shelf with optional roll out trays and hardware	Twilight, Clove & Mirage	N/A
Frenso	Slab with Full Overlay	Thermofoil	1	Included half shelf & knobs with optional roll out trays	Cafe, Dulce & Natural	Starlight
Wesley	Shaker with Full Overlay	Maple	1	Included half shelf & knobs with optional roll out trays	Cafe, Dulce & Natural	N/A
Spring Valley	Recessed	Maple	25	Included roll out tray/shelf with optional hardware, optional softclose drawers	Kona, Sedona, Sable, Toffee & Amaretto	Cotton & Chiffon
Fusion	Slab with Full Overlay	Maple	25	Included roll out tray/shelf & hardware, optional softclose drawers	Kona, Sedona, Sable, Toffee & Amaretto	Cotton & Chiffon
Bellingham	Recessed with Full Overlay	Maple	25	Included roll out tray/shelf & hardware, optional softclose drawers	Kona, Sedona, Sable, Toffee & Amaretto	Cotton & Chiffon
LaBelle	Raised with Full Overlay	Maple	25	Included roll out tray/shelf & hardware, optional softclose drawers	Kona, Sedona, Sable, Toffee & Amaretto	Cotton & Chiffon
Belmont Index	Shaker with Full Overlay	Alder	5	Included hardware, softclose drawers & doors, optional roll out tray/shelf	Raisin, Brandy, Bourbon, Java, Slate, Pacifica, Onyx	Mindful Gray & Grizzle Gray

GENERAL CABINET INFORMATION

- Cabinetry is one of the most important decisions you'll be making for your new home since the cabinets you choose will be highly visible from multiple locations of your spacious, open floor plan.
- Quadrant Homes is proud to partner with Merillat, who've been creating quality cabinets for Quadrant for over 40 years. Merillat is the largest manufacturer of cabinets in the world and has the best lead time in the industry. They are American made and the #1 choice of builders today.
- Our cabinets are made out of natural wood and wood veneers. Stain color and grain may differ slightly on your cabinets. Color variations appear most frequently in groups A and B. All cabinets can darken or lighten over time.
- Cabinet options vary per plan. Options include kitchen islands, planning centers, butler's pantry, pantry cabinetry and laundry room cabinets.

- All cabinet base molding will be a pre-finished quarter-round.

KITCHEN CABINETRY

- Your home has a 9' ceiling height and will have 42" upper cabinets, leaving a 12" space above them.

CROWN MOLDING

- Cabinet crown molding is available for an additional investment to give an upscale finished look to your cabinets.
- We offer crown molding for kitchen cabinets in two different styles. The color of your crown molding will be stained to match your existing cabinets. (See photos below.)
- We offer both styles in either 2 1/4" width or 1 1/8" width.

PANTRY CABINETRY

- The pantry cabinet option is a tall storage cabinet installed next to the refrigerator that offers 5 adjustable shelves.
- If you choose Cabinet Group A, the pantry cabinet will have the appearance of three outside doors. The two bottom doors are bolted together on the inside and will open as one door.
- If you choose Cabinet Groups B, C, and D will have three doors that open separately.

Design Studio Tips and Tricks

Adding the pantry cabinet next to the refrigerator helps frame your refrigerator and looks great, while giving you extra storage space!

KNOBS AND PULLS

- Cabinet hardware is offered in a variety of styles and finishes for an additional investment depending on what cabinet panel style you choose.
- You can choose to add hardware per individual room for a higher level of personalization.
- All knobs includes knobs on cabinets and drawers.
- Knobs and Pulls includes knobs on cabinets and pulls on drawers.
- Full overlay cabinets inclue knobs on the door and drawers with the option to add pulls to the drawers in lieu of knobs.

Traditional Style Crown Molding

Shaker Style Crown Molding

COUNTERTOPS

- Countertops are another critical element in your kitchen and bath design, and as with cabinets, there are both functional and aesthetic considerations.
- Important elements to consider are material type, color, durability and maintenance, and edge profile.
- Quadrant Homes is proud to partner with FloForm Countertops to provide you with the best in quality countertops for your home. For more than 50 years, FLOFORM Countertops has been committed to helping their customers find and create the perfect countertop. As one of the largest suppliers in both Canada and the U.S., you can rest assured they have the fabrication knowledge and skill to create the best countertops for your home.

LAMINATE

- Laminate is a combination of paper and resin that is pressed and bonded or "laminated" together under high pressure and heat. The result is a product that is reasonably durable, water resistant, and easy to maintain.
- Laminate is a non-porous surface; so bacteria is less likely to get trapped in the surface.
- We also offer laminate with new textures and finishes that incorporate surface variation and mixtures of matte and gloss effects, all in the same pattern. It comes in larger sheets to give it a more stone like slab appearance.

TILE

- All tile choices include a self-edge and 4" tile backsplash.
- Grout is not sealed during installation because it needs several days to adapt to the moisture in your home. It is recommended that you seal grout upon moving into your home.
- Depending on the tile you select, there may be color variation and may not be an exact match to our samples here at the Design Studio.

Design Studio Product Fact

Keep in mind that granite is a natural product and will have color variation. On premium colors, our vendor offers you the ability to select your specific granite slab at their warehouse to fit your taste!

ENGINEERED STONE

- Cambria Engineered Stone is an ideal choice for homeowners looking for a maintenance free countertop with stunning aesthetics. Composed of 93% natural quartz and 7% pigments and epoxy resin, Cambria is an extremely durable material. Because it is man made, Cambria provides greater assurance in the consistency of the look. Engineered stone provides the look of granite, and is scratch and stain resistant. It is also low maintenance as it does not need to be sealed as part of normal homeowner maintenance, like granite does. Cambria is also available in a broader color spectrum since it is manmade and not limited by Mother Nature.
- Engineered stone is a non-porous surface that is four times stronger than granite slab and is virtually maintenance free. It is more consistent in appearance without the variations of granite slab.
- Unlike granite slab, engineered stone requires no sealing.
- Engineered stone includes a stainless steel under mount sink and your choice of four edge styles.

GRANITE SLAB

- Granite is widely considered to be the hallmark of luxury kitchens today. Many buyers love the idea that their granite counter, being a natural stone product, is unique and one-of-a-kind, and so granite is a great choice if you are more adventurous, and will be excited to see the uniqueness of your own personal slab granite counter.
- It's important to note that the granite installed into your home will differ from samples you have seen here or in our models, and that is the beauty of investing into a natural stone product quarried from the earth.
- Darker granites are more dense than lighter granites. They also naturally have a higher surface polish so they have less perpensity to staining.
- Granite is a porous product and is prone to staining. Your granite slab will be pre-sealed before you move in. You will need to reseal your granite every 2 years to keep your granite looking new.
- Granite slab in the kitchen includes a stainless steel under-mounted sink.
- Caring for granite is simple. Use a few drops of neutral soap or stone cleaner and warm water, rinse with water and dry with soft cloth. Too much cleaner can leave streaks. Avoid products that contain vinegar, lemon or other acids which can etch the surface.

BACKSPLASHES

- We have a variety of full height backsplash options for you to select for you home in varying investment amounts. We offer ceramic & porcelin tile, a variety of subway tiles in various colors, and glass and stone mosaics. Ask you design consultant to show the different template options.

KITCHEN DISPOSALS

Disposal	Mfg Warranty	Horsepower
Badger 1	1 year	1/3 Horsepower Heavy duty motor
Badger 5	2 year	1/2 Horsepower Heavy duty motor

KITCHEN FAUCETS

GENERAL FAUCET INFORMATION

- All of our kitchen faucets are manufactured by Delta.
- There is a variety of styes available in chrome, stainless and bronze finishes.

DELTA POT FILLER FAUCETS

- We offer a pot filler faucet as an option that comes in stainless, chrome or bronze.
- Pot filler faucets are installed on the center of a standard range opening, 13" above range, and requires a full height backsplash.
- This faucet does not work with our standard Microhoods, and also requires a range hood to be selected.

KITCHEN SINKS - OUR PRODUCTS COMPARED.

Manufacturer	Countertop	Depth	Basin	Rimming	Surface Material
Sterling	Laminate or Tile	8"	Double	Self rimming	20 gauge stainless steel
Sterling	Laminate or Tile	9"	Single	Self rimming	19 gauge stainless steel
Kohler	Laminate or Tile	9"	Equal Basin with lower divider	Self rimming	Acid-resistant enamel finish with Cast Iron
Sterling	Granite or Engineered	9"	Single, Double or double offset	Undermount	18 gauge stainless steel

ELECTRIC & GAS RANGES

- A Whirlpool electric ceramic glass cooktop with an electric convection oven in stainless steel is included in your home.
- Gas ranges are available for homes for an additional investment.
- If you choose a gas range through the Design Studio, the investment amount for gas piping is included in the price of the range or gas piping can be added if you plan on adding a gas range in the future. All range hoods and microwave range hoods vent to the outside.
- Ranges are available in Whirlpool or KitchenAid brands, and are available in black, white or stainless steel.

MICROHOODS

- A Whirlpool 1.7 cu. ft. Microhood with a 2-speed fan in stainless steel is included in your home.
- A variable fan-speed setting provides the right amount of ventilation for every meal you prepare.
- The hidden vent offers a streamlined appearance and simplified cleaning ability.
- Microhoods are available in Whirlpool or KitchenAid brands, and are available in black, white or stainless steel.

All of our dishwashers and refrigerators are Energy Star certified!

DISHWASHERS

- A Whirlpool Energy Star qualified stainless steel dishwasher is included in your home.
- All of our dishwashers have efficient wash system that cleans a full load of dishes using nearly 1/2 less water and energy.
- Dishwashers are available in Whirlpool or KitchenAid brands, and are available in black, white or stainless steel.

REFRIGERATOR

- All refrigerators offered have the capability of making ice.
- A waterline will come included whether you buy a refrigerator through Quadrant Homes or provide your own.
- The space for the refrigerator is approximately 6' tall and 36" wide on average. It is plan dependant. Please see a Design Consultant if you would like exact measurements.
- Refrigerators are available in Whirlpool or KitchenAid brands, and are available in black, white or stainless steel.

GENERAL APPLIANCE INFORMATION

Appliance manufacturers regularly improve and update their products so models are discontinued as they transistion. If the appliance(s) you selected are affected, you will be notified and will receive the new and improved product.

For more information, please visit:
http://www.whirlpool.com
http://www.kitchenaid.com

SECTION 3

FAMILY ROOM

FIREPLACES

DIRECT VENT FIREPLACE

- All direct vent fireplaces have an on/off wall switch included.
- One-touch pilot activation lets you easily switch from "as-needed pilot" for energy efficiency to "constant-on pilot" continuous heat.
- The automatic flip-to-battery feature will allow the fireplace to continue working during a power outage.
- This fireplace includes a black metal trim that surrounds the fireplace.

FIREPLACE MANTELS

- We offer three classic mantel styles and four premium mantel styles to choose from.
- Constructed from maple or MDF, the mantels are available in a variety of stain colors or may be painted to match your millwork.

FIREPLACE SURROUND

- We offer several different granite and marble slab surrounds to choose from. Since this is a natural stone product, it will have natural variations and may not match samples exactly.
- Surrounds will be installed in slab pieces, including the hearth.

FIREPLACE BLOWER

- The fireplace fan includes an Intelliswitch located on the wall to control your fireplace: on/off operation and fan speed.
- For an additional investment a fan blower is avaliable and will circulate warm air away from the fireplace and into the room. If not selected, the heat from the fireplace will radiate up the wall.
- The fan blower is highly recommended if you plan to have a TV above the fireplace.
- The fireplace fan blower will not work in a power outage.

BRICK LINERS

- For an additional investment you can add a brick liner that covers the black metal interior behind the glass to your fireplace.
- Decorative brick fireplace liners are available in 2 different styles, Traditional and Herringbone.

FIREPLACE BUMPOUT

- Community and lot conditions dictate bumpout allowances, which may limit your options for a flush fireplace. Check with you consultant about what is permitted for your specific community.
- Bumpouts do not apply if your fireplace is located on the second floor or on the back wall of your home

INTERIOR FIREPLACE

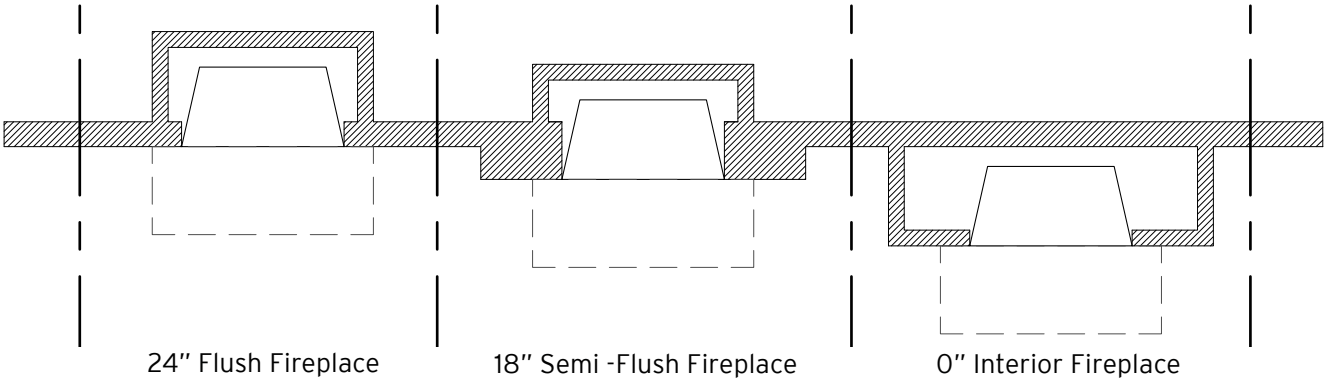
- If your community requires 0" bumpout, your fireplace option will bump into your home 24".

SEMI-FLUSH FIREPLACE

- If your community requires 18" allowance you have the option of doing an interior fireplace or a semi-flush fireplace. A semi-flush fireplace will bump into your home 6", and 18" out into your homesite.
- If you choose the semi-flush option your fireplace will come with a recessed niche above your mantel for a piece of art or a television to be mounted.
- The dimensions of the niche are 36" tall by 60" wide and 7" deep and can fit up to a 50" television (shown above).

FLUSH FIREPLACE

- If your community allows a 24" bumpout, you can choose either an interior fireplace, semi-flush fireplace or a flush fireplace.
- A flush fireplace does not bump into your home, but rather 24" into your lot space, and will be flush with the interior wall of your home.



24" Flush Fireplace | 18" Semi -Flush Fireplace | 0" Interior Fireplace

Design Studio Tips and Tricks

Consider adding a coffered ceiling to a dining room. It's a fun way to create interest in a room and a great way to define a space!

COFFERED CEILING

- A coffered ceiling is a ceiling with a soffit around the perminter or the room.
- Coffered ceilings are plan specific, but can be added to any large living space through our BYW customization process.
- The ceiling and soffit will be painted to match the color of the walls unless otherwise specified.
- You may also choose to add crown molding to the coffered area.

SECTION 4

BEDROOMS

SHELVING

- The amount of shelves varies depending on the closet. Hall and linen closets include five shelves, and the pantry includes four shelves.
- All secondary closets come with a rod and shelf, and the master includes an open slide system (which allows clothes to move freely from side to side).
- Other options include a master closet organizer, master linen stack, and secondary bedroom closet organizers are also available. Ask your design consultant about customizing an organizational system to meet your storage needs.

LIVING SMART®

All shelving is made with an Epoxy powder coating which releases no harmful VOCs during the manufacturing process and is 99% recycled!

- Our shelving has 30% more steel than other systems allowing it to hold 50% more weight.
- All shelving is manufactured with highly resistant epoxy powder coating to resist cracking, chipping, peeling and discoloration for a lifetime.

For more information, go to http://schultstorage.com

SECTION 5

LAUNDRY ROOMS

CULTURED MARBLE COUNTERTOPS

- All bathrooms and laundry countertops (per plan) will come with a 11/2 cm cultured marble slab countertop in 4 popular colors with 3 mosaic backsplash options.
- Cultured marble is made up crushed, recycled marble and resin.
- Cultured marble is softer than granite, and and will be prone to staining so it is highly recommended to not use abrasive cleaners on this product.

LAUNDRY ROOM CABINETRY

- Your laundry room will include a wire shelf over the washer and dryer. You may choose to add cabinets over the washer and dryer.
- Folding area countertops with a base cabinet are included in many Laundry rooms per plan.
- Optional laundry cabinets are plan specific and may include additional base/upper cabinets for more storage space.

WASHER & DRYER

- Your home will be plumbed and wired for a washer and electric dryer.
- If you choose a gas dryer through the Design Studio, the cost for gas piping is included in the price of the dryer. If you bring your own gas dryer you will need to add gas piping as an option at the Design Studio.

LAUNDRY SINK

- If you select a laundry sink it will be configured in a base cabinet and will vary per plan.
- It is a white, square top mount sink with a chrome faucet.

SECTION 6

BATHROOMS

BATHROOM FLOORING

- We offer vinyl and tile flooring for bathrooms and the laundry room.
- Adding a tile floor will play a large role in how the space looks and feels.
- Important factors to consider when making this decision are tile size, design style, texture, and color.
- We offer all flooring types in powder bathrooms that do not include a tub/shower.

BATHROOM CABINETS & VANITIES

- All powder bathrooms include a pedestal sink and most come with the option to add a vanity cabinet.
- Your floor plan drawing will specify which sink and vanity are included in each bathroom.
- All bathroom vanities include a mirror that will extend over the length of the vanity.
- Bathroom counters can be installed with 36" or 32" heights.
- You may select different cabinetry in your bathroom than your kitchen, or for a more consistent look you may keep them the same type and color.
- To see specifics on cabinetry reference back to Section 2 Kitchen.

VANITY COUNTERTOPS & SINKS

- Laminate, 6", 12" or 13" ceramic tile, cultured marble, engineered stone or granite slab are

available to choose for your vanity countertop.
- An under-mounted sink is included with the cultured marble, granite slab or engineered stone countertops.
- Over mount sinks are included with laminate or tile countertops.

MEDICINE CABINETS

- If an optional medicine cabinet is available for your bathroom it will be noted on your floor plan next to the vanity with an "Opt MC.' Please see your floor plan or a Design Consultant for details.

TOILETS AND TOILET ROOMS

PRIVATE TOILET ROOMS

- Adding a private toilet room to your Master or Hall bath is a great way to add functionality to your space.
- A private toilet room will include a fan/light combo on its own individual switch.
- Check your floorplan to see if a private toilet room is an option for your plan, or add one through the customization process!

GERBER VIPER- ELONGATED BOWL

- The Gerber Viper elongated bowl is included for all toilets in your home.
- Low consumption, gravity fed toilet - flushes 800 grams bulk waste removal.
- The elongated bowl provides added comfort.

GERBER ULTRA DUAL FLUSH- ELONGATED BOWL

- Reduces the amount of water usage with two flush modes: a low water usage mode for liquid waste and a water mode for removing solid waste.
- Pressure-assisted toilets flush approximately 1,250 grams/1,000 grams of bulk waste removal. It achieves its high performance by using compressed air inside the tank, which creates a turbo-charged flushing action.

TUBS AND SHOWERS

5' TUB/SHOWER WITH VIKRELL SURROUND

- This unit includes a white tub and white simulated tile shower surround with built in shelves.
- Glass door enclosures are available.

5' VIKRELL TUB/SHOWER WITH PORCELAIN OR CERAMIC TILE SURROUND

- This unit includes a white tub with 12" or 13" tile surround.
- Glass door enclosures are available.

5' SHOWER WITH VIKRELL SURROUND

- This unit includes a 5' shower with simulated tile surround, built in shelves and a removable seat.
- A framed glass door enclosure is included with trim that is the same finish as your bathroom faucets and hardware.

5' SHOWER WITH CERAMIC TILE SURROUND

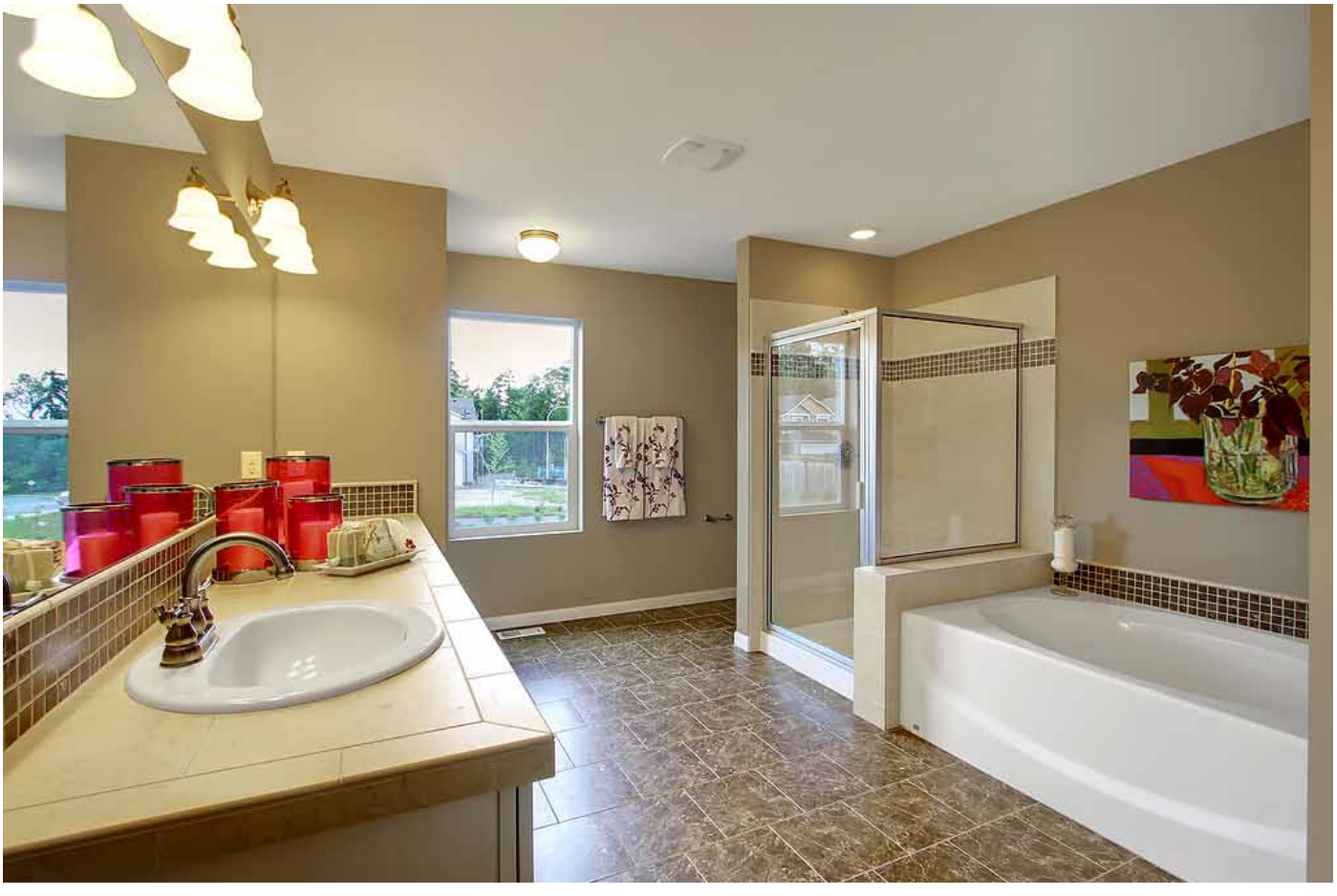
- This unit includes a 5' shower with a 12" or 13" tile surround.
- A framed glass door enclosure is included with trim that is the same finish as your bathroom faucets and hardware.

SAN JUAN WITH CERAMIC TILE SURROUND

- This unit includes a soaker tub and shower unit with the choice of 12" or 13" tile surround.
- A framed glass door enclosure is included with trim that is the same finish as your bathroom faucets and hardware.

SPA BATH WITH CERAMIC TILE SURROUND

- This unit includes a deck mounted soaker tub and shower unit with the choice of 12" or 13" tile surround.
- A framed glass door enclosure for the shower is included with trim that is the same finish as your bathroom faucets and hardware.



- Our Spa bath package also includes a tiled floor, and mosaic accent in the tub, shower and vanity.

BATHROOM HARDWARE

- Each bathroom with a tub or shower will include a towel bar and toilet paper holder. Bathrooms with no tub or shower will receive a towel ring and toilet paper holder.
- The finish of your bathroom accessories will be determined by the finish of the faucet package you choose for each bathroom.
- The location of your towel bar, toilet paper holder and towel ring is noted on your floor plan drawing with a TB, TP or TR.
- The drain in the sink, tub and shower will match the finish of the vanity faucet.

Design Studio Tips and Tricks

Use the hardware in your bathroom to showcase your individual style! We offer chrome for a modern look, bronze for a rustic touch or a stainless finish for a classic look that never goes out of style.

- Available finishes come in chrome, stainless or bronze.
- If you have a glass enclosure the frame will also match the finish or your faucet package.
- Shower enclosures are available in clear and obscure glass.
- Shower valves will be packaged with a matching vanity faucet style.

SECTION 7

EXTERIORS

SIDING

- A Design Consultant will assist you in selecting a color scheme for the exterior of your home. In an effort to maintain exterior diversity, the color schemes that are available on your homesite are determined by your neighboring homesites.
- Fiber cement siding is a mixture of sand, cement, cellulose and wood fibers. It looks, feels and is installed like wood siding and is painted just like wood.

FRONT EXTERIOR TRIM

- Trim on the front of the home will be installed around the windows, corners, the borders around the front door and the garage door.
- Wood trim can be added to the sides and rear exterior of your home for an additional investment.
- If you choose wood trim for the sides and/or rear of your home, the back corners of your home will include 4" wood trim.
- Gutters will always be white.
- Downspouts will be painted to match the exterior color that they run along.

SHUTTERS

- If shutters are included with elevation, they will be drawn on your floor plan. Some floor plans allow for window shutters to be added to the side windows. Reference your floor plan to locate where shutters are available on your home.

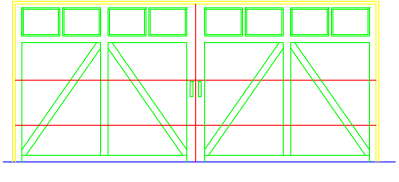
ROOFING

- We offer a standard architectural laminated shingle roofing material by GAF.
- All GAF shingles carry a limited lifetime manufacturer's warranty.
- There are four color options for the roofing.

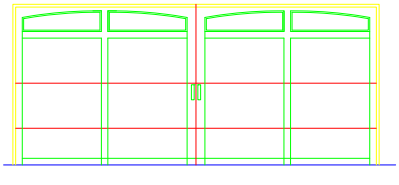
EXTERIOR DOORS

- The garage door style of your home is community-specific.
- Short panel garage doors include 32 panels.

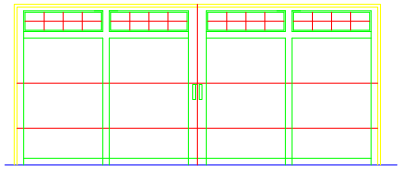
Carriage Overhead Garage Door Styles



Carriage Overhead Door #1



Carriage Overhead Door #2



Carriage Overhead Door #3

- Long panel garage doors include 16 panels.
- The style of Carriage door is available in three different styles.
- Garage door styles are available in insulated and un-insulated doors.

GARAGE MAN DOOR

- For additional access to your garage, a steel garage man door is available. The door will include a 3'x3' stoop and a light fixture placed outside the door.
- The location of the garage man door is shown on your architectural drawing, typically at the side or rear of your garage.
- The exterior of the door will be painted to match the body color of your home and the interior color of the door will be painted white. The door's hardware will match the interior door hardware.
- Due to permitting restrictions, garage man doors are unable to be added or deleted after your final.

GARAGE DOOR OPENER

- The garage door is the most used door of the home for most families. Having the convenience and safety of a quality garage door opener can make a big difference in your everyday life, protect some of your most expensive assets & can ease the transition of moving into a new home.
- We use the #1 National brand, and most recognized name for garage door openers: Liftmaster. Liftmaster has top rated customer service, based in the United States, and offers the highest quality of products.

FRONT DOORS

- The inside of your front door will be painted to match the millwork color.
- If you choose a front door with glass and caming (metal detailing) the caming will be what is displayed on the door and cannot be changed.
- The doors offered are double fiberglass.
- Additional features such as peepholes and kick plates are also available.

REAR DOOR

- Many of our floor plans include a sliding glass door at the rear of the home. Please refer to your floor plan for your home's specification.
- Some floor plans include a single back door. Hardware on a single back door will match the interior door hardware. Single back doors are available with a full or half window.

LANDSCAPING

FRONT YARD LANDSCAPING

- Front yard landscaping, includes sod, bark, and a varity of plants and starter fertilizer. Our landscape expert will determine the best location for plants, sod, and bark and will also determine the type of plants based on seasonal availability.

RAIN GARDEN

EARTH SMART. WATER SMART.

- A rain garden is a landscape feature that collects rain water and filters it through the soil as opposed to letting it run off into the community storm drains. The location of the rain garden is usually in the front yard, in a predetermined location.

REAR YARD LANDSCAPING

- Many of our communities are located where the native soil contains rock. If rear yard landscaping is not selected, the soil will be raked for construction purposes, but not cleared of all rocks native to your homesite.
- If rear yard landscaping is selected, sod (grass) will be installed in the rear and framed with bark. Sod will be installed on top of 3" of topsoil, which will be packed down in the installation process. Bark will be installed on each side of your home. Choosing this feature ensures that water will flow away from the foundation of your home. Plantings, like sod, allow surface water to be absorbed into the ground, which decreases erosion.
- There will not be topsoil under the barked areas of your yard unless you select rear yard landscaping that includes plants. Catch basins or drainage routes may be necessary to allow water to flow to an existing catch basin or drain and is the responsibility of the homeowner if rear yard landscaping is not selected.
- Be aware of the effect your landscape may have on neighboring homesites. If you add several inches of topsoil and bring the grade higher than that of the neighboring home site without controlling the surface water, you will have the responsibility to correct the condition. Make sure and refer to your CC&R's regarding specific time frames for landscape installation.

HOLLYWOOD DRIVEWAY EARTH SMART

- This environmentally-friendly driveway style consists of three separated paved strips and allows water to be absorbed into the soil as opposed to running off pavement into a storm drain.

RAIN BARREL EARTH SMART WATER SMART

- Rain is collected from your gutters into a 60-gallon rain barrel and stored for watering your garden. This feature conserves water and saves money on your water bills. The color of the Rain Barrel that is installed may be a different color than the one displayed at the Design Studio due to the recycling process used to make the barrels.

PAVER WALKWAY

EARTH SMART. WATER SMART.

- This feature is made up of paver bricks which allow water to pass through the cracks and soak into the soil. The location, style and color of pavers are pre-determined.

LAND TRUST MEMBERSHIP

LIVING SMART.

- A unique component to Quadrant Homes' LivingSmart program is our ability to balance the production of affordable new homes with a conservation effort that is unmatched in our region.
- Our commitment to the preservation and management of natural environments includes partnerships with various land conservancy groups whose mission is to protect and to steward our region's most precious resource-land.
- Every new Quadrant Home buyer has the opportunity to help our efforts by joining one of these conservancy groups at no cost to them. Our goal is not only to be a conservation partner ourselves, but to raise that effort and awareness for each new Quadrant Home buyer. This no-cost option provides you with a free one-year membership to the conservation or land trust in your community. These are non-profit organizations dedicated to preserving wild and open lands throughout Washington. By choosing this option, you will be a part of a community of conservationists that help future generations.
- For one year you will receive regular updates on the lands they preserve, as well as invitations to hikes, special events and programs. At the end of the one-year period, you may renew your membership at the current membership rate.

IRRIGATION

- Your home includes a 4" PVC sleeve installed underneath your driveway, giving you the ability to access both sides of your yard in case you decide to add irrigation in the future. In some cases where homes share a driveway, a conduit sleeve will not be installed.
- If you choose to add irrigation to your home, you may do so in the front or front and rear yard.

- If you add irrigation to the rear yard, you will need to add rear yard landscaping.
- The irrigation system includes a water purging option. This allows you to clear out the water in the pipes to avoid freezing in the winter.
- Our landscape expert can conduct an orientation once you move into your home at your request.
- The strip of lawn between the street and the sidewalk in front of your home will not be irrigated, but is the responsibility of the homeowner to maintain.

FENCING

- Your Community Sales Manager will demonstrate to you on your home site the location where a fence will be installed if you choose to select one.
- Fence pricing for your particular home site will be given to you at your first visit to the Design Studio.
- If you select a fence for your home site, it will be installed roughly 5'5"-5'8" tall, varying in height due to the grade of the land. Depending on the grade and slope of the land there may be a gap at the bottom of your fence that will be anywhere from 6" to 24".
- The fence is made of cedar and is pre-stained. We strongly suggest that you seal your fence right after you move in to minimize fading, cracking, splitting and warping.
- The fence cost is specific to each home site and does not take into account if one of your neighbors selected fencing. You may want to add a fence after you move in for the potential opportunity to share the cost with your neighbor.

PATIOS & DECKS

- Most floor plans include a 3'x3' concrete stoop outside the back door of your home. Plans with no back door will not have a concrete stoop.
- You have an included 80 sq. ft. or 150 sq. ft. patio depending on your community. The concrete stoop will be installed on top of either of the larger patios.
- The layout of the patio is approximate and will be installed on your homesite per your community Superintendent.

DECKS

- Decks are only installed where required due to safety precautions on lots with steep grades. Many of our decks have stairs installed. Your Community Sales Manager will review any deck requirements with you.
- All decks will be stained with semi-transparent stain from Sherwin Williams.

PAVER PATIO

- This type of patio is made up of pavers that allow water to pass through the cracks and soak into the soil.
- The location, style and color of pavers is predetermined and cannot be chosen if another patio is selected. It is available in an 80 sq. ft. or 150 sq. ft. size.

LIVING SMART HOMES

EARTH SMART™ WATER SMART™ ENERGY SMART™ HEALTH SMART™

Quadrant Homes is pleased to implement the latest technologies in sustainable building practices. Our LivingSmart program is a conscientious approach to responsible development, high-performing homes and cost savings for you.

Quadrant's commitment to green is for more than the planet and its resources - it's for every family that wants their home to be as healthful, comfortable and cost-efficient as possible. The LivingSmart program is designed around these four core components.

Features that foster healthy living and cleaner air.

HEALTH SMART™

- MERV8 air filtration system
- Low VOC interior paint
- CRI-green label carpet
- Furnace ducts sealed during construction
- Formaldehyde-free insulation
- Low pile carpet
- Construction monitoring
- Pre-finished hardwood floor

Features and landscape design that help conserve water usage.

- Energy Star dishwasher
- High Efficient water heater
- Low-flow toilets
- Low-flow faucets
- Low-Flow showerheads
- Site appropriate landscaping
- Stringent stormwater practices

WATER SMART™

Technology that reduces energy use and utility bills.

ENERGY SMART™

- Energy star lighting fixtures
- 95% efficient furnace
- Dual low-E spectrally selective glass windows
- .62 EFUE water heater
- Tightly sealed building envelope
- 80% fluorescent lights throughout - Interior and exterior
- Advanced programmable thermostat

Materials that come from recycled an sustainable sources.

- Recycled content carpets
- Recycled content carpet pad
- Value-engineered wall systems
- Recycled content drywall and insulation
- Engineered hardwood floors
- Many products supplied by locally producing manufacturers

EARTH SMART™

SECTION 8

HOME OPERATIONS

HEATING

To find out more, visit www.bryant.com

FURNACE EFFICIENCY

- AFUE = Annual Fuel Utilization Efficiency. Indicated as a percentage, your furnace's AFUE tells you how much energy is being converted to heat. For example, an AFUE of 95 means that 95% of the fuel is being used to warm your home, while the other 5% escapes as exhaust with the combustion gases.

BRYANT 95% 915SA GAS FURNACE

- Up to 95% AFUE Efficiency.
- Variable speed fan motor (active when paired with Bryant T-2 thermostat).
- 10-year parts limited manufacturer's warranty.

FURNACE FILTERS

- The furnace filter is located in the ceiling-mounted return air grill or furnace closet and accepts a 4'' pleated filter.

THERMOSTATS

HONEYWELL PRO-2000 PROGRAMMABLE THERMOSTAT

- The Honeywell Pro-2000 Programmable Thermostat is included with the Plus 95 gas furnace.
- It offers 5 day/2 day programmability, allowing you to program weekdays separate from weekends.

BRYANT T-2 PAC LEGACY PROGRAMMABLE THERMOSTAT

- The Bryant T-2 PAC Legacy Programmable Thermostat is recommended with AC options because it has an Auto-Changeover feature that will automatically switch from heating to cooling and maintain your programmed desired temperature. This thermostat offers seven day programmability with up to four settings per day.
- The Honeywell still works with AC options, but instead of a Auto-change over it has a manual switch.

AIR CLEANERS

ELECTRONIC AIR CLEANER

- The electronic air cleaner removes airborne dust, mites, pollen, tobacco smoke, cooking smoke, mold, fungi, bacteria, viruses, and more, down to .01 micron.
- The furnace circulates the air throughout the house into the electronic air cleaner eliminating the need for a traditional furnace filter. The Electronic Air Cleaner has where a pre-filter removes the larger particles. Smaller particles are then given a powerful positive electrical charge. These charged particles are then attracted to the grounded plates, where they adhere like a magnet until washed away during cleaning.
- This air cleaner was designed and built to fit in the cold air return especially for Quadrant Homes and has a five-year parts manufacturer warranty.
- The lightweight aluminum collecting cells are durable and easy to maintain. They should be removed and washed out every two to three months. Please refer to your manufacturer homeowner's manual for proper cleaning instructions.

GUARDIAN PLUS HEPA FILTRATION (GSFH1K)

- HEPA filters (High Efficiency Particulate Air) capture 99.97% of particles as small as 0.3 microns. For comparison, a human hair is 150 microns wide.
- HEPA filters help reduce allergy symptoms, asthma, recurring colds and coughs by removing particulates from the air. The Guardian Plus Air Systems provides whole house HEPA filtration.
- Designed exclusively to filter indoor air and eliminate microscopic particles, it improves indoor air quality and helps reduce symptoms associated with respiratory problems.
- The remote switch for the HEPA filter is typically located in the master bedroom closet.
- The HEPA filter will be installed in the garage.

AIR CONDITIONING

AIR CONDITIONING ROUGH-IN

- Your air conditioning rough in will include: an A/C coil at furnace, refrigerant & condensation lines stubbed to exterior near the A/C pad location designated on your floor plan, low voltage wiring, drain pan under coil.
- The electrical pre-wired to exterior near the A/C pad location designated on your floor plan will include a 30amp breaker and 6-3 wiring from the panel that disconnect outside the home.
- The rough-in does NOT include the A/C unit or A/C pad.

ENERGY STAR BRYANT PURON 13 SEER AIR CONDITIONER (Model # 123ANA)

- The Legacy line 123ANA delivers an energy efficiency rating of 13 SEER. The level of savings will vary depending upon which furnace is integrated into your system.
- The A/C includes a fiberglass pre-formed structural pad, which the unit will sit on.

WATER HEATERS

GAS HOT WATER HEATERS

- Our gas-heated homes will receive a 50-gallon gas "quick recovery" water heater tank.

- The brass drain valve, temperature and pressure relief valve are included.
- The Energy Efficient Self-Cleaning – EverKleen™ patented system fights sediment build-up, reduces fuel costs, and provides more hot water.
- The patented magnesium anode rod design incorporates a special resistor that protects the tank from rust.

TANKLESS HOT WATER HEATER

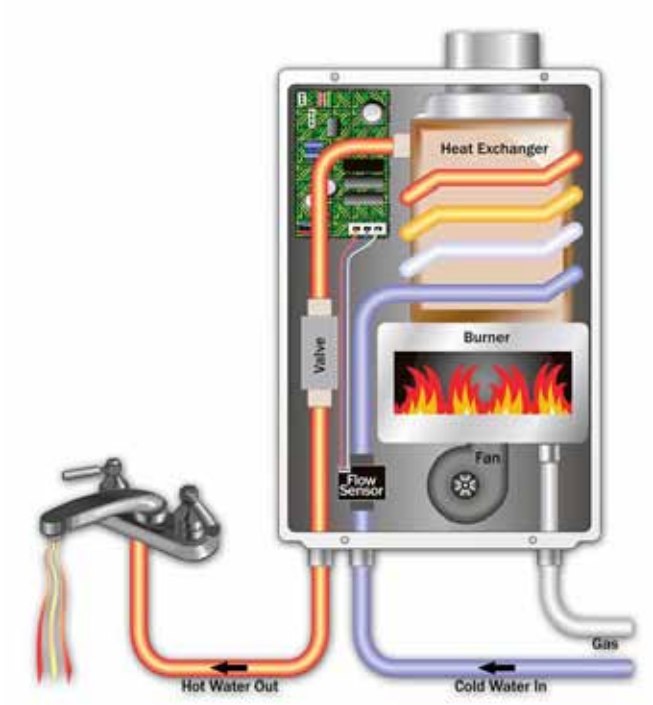
- The tankless hot water heater will supply consistent water temperature to roughly two showers and a faucet simultaneously. Although this is a continuous supply of hot water, it is not an instant supply of hot water.
- Keep in mind that the tankless hot water heater will NOT function during a power outage due to the electric ignition.
- Tankless water heaters are up to 87% energy efficient.
- Maximum Hot Water Capacity up to 8.5 GPM
- Temperature Controls Provide 98-140 Degree (Fahrenheit) Settings. The ideal setting is below 120 degrees.

For more information visit www.rinnai.us

MISCELLANEOUS

GAS PIPING

- If you are purchasing a gas range or gas dryer from Quadrant, the gas piping will be included.
- You can choose gas piping to be run to your kitchen, utility or patio. If you are planning to buy gas appliances in the future, we recommend adding the gas connections.



- The gas piping to the patio area is for a barbecue. You will need to insure that your grill is set up for natural gas and not propane.

HOSE BIBS

- A hose bib is the water spigot on the exterior of your home where you can connect a garden hose.
- There are included hose bibs on the front and rear of the house
- The locations have been pre-determined and are noted on your floor plan drawing. An optional hose bib location is noted on your floor plan drawing as well if you want to add a third. Please see a Design Consultant if you wish to change hose bib locations.

SEISMIC VALVE

- This is a gas shut-off valve that is only available for homes with gas heating. It will automatically shut off the gas to your home in the event of an earthquake that is 5.2 or

higher on the Richter scale. A stainless steel ball falls from its pedestal and plugs the outlet passage, stopping the flow of gas into your home. The valve will be located at your meter box to the side of your home.

- In the event of an earthquake it is recommended that you contact the gas company to inspect your gas lines before they turn the seismic valve back on for you. If there is an accidental trigger on the seismic valve you may reset the valve yourself.
- There will be a manual shut off valve if the seismic valve is not added.

INSULATION

- Home Insulation is rated by an R-value. This value represents the insulation's resistance to heat flow. The higher the R-value the greater the insulating power.
- The insulation in the walls and between floor joists is called eco-batt insulation and contains no formaldehyde. The color of the eco-batt insulation is brown and considered a green product, 30% of it is made from recycled glass. All of the insulation used is a fiberglass product which has been tested and proven safe.
- Interior walls dividing heated spaces are not insulated. You may invest in sound insulation with an STC rating of R-11 between interior walls or between the first and second floors.
- The insulation in your home should last the lifetime of the home unless it gets wet or you store items on top of it.
- R-49 insulation will be blown into your attic.
- The crawl space of your home will have R-30 insulation.
- The insulation in the exterior walls will be R-21, to fit in the 2x6 stud bay.
- Garage ceilings and walls are insulated with R-30 only if there is a living space located adjacent or above. If you add insulation to the garage walls bordering a non-heated space the insulation will be R-11.

SPECIAL ORDER INSULATION

- Insulation can be added to any interior wall, except the stairwell. The insulation used will be R-11. Insulation is intended to muffle sounds between rooms, but it is not sound proof.
- Interior wall insulation will go from an STC rating of 35 to 38, which typically means that normal speech is faintly heard but not understood.
- Please note that the water and waste pipes are not insulated or wrapped. Purchasing this feature will not eliminate the sound of water movement.

GENERATOR SWITCH

- The generator switch is part of your electrical service panel and allows you to safely connect

your generator to power circuits in your home during a power outage.
- The generator and generator cord do not come with this option and must be purchased separately.
- The generator switch is unavailable in homes with detached garages or no garage.
- Do not use the generator in a closed garage or space.

CENTRAL VACUUM SYSTEM

- The Central Vacuum System is an integrated whole house cleaning system, which is a Beam Serenity QS Series product, Beam model 375C power unit.
- The system includes a power unit/dirt collection canister, along with a Classic II head and hose kit. It is a bagless filtered cyclonic system that uses a pleated filter to trap dust and dirt.
- The Classic II kit includes an electric power brush, lightweight 30-crushproof electric hose, a dusting brush, wall/bare floor tool, crevice tool and upholstery nozzle with slip-on brush.
- A Vac-Pan is installed in the kitchen only. This is an automatic dust pan.
- Tubing will be installed through interior walls, the attic, basement and crawl spaces of your home, connecting the vacuum inlets to the power unit/collection canister located in the garage.
- There will be up to 4 inlet valves placed throughout your home that let you vacuum approximately 700-800 square feet each. There is not an option to add extra inlet valves.
- Please note that the location of your inlet valves are predetermined by our electrical vendor and cannot be moved or altered.
- If you select the Central Vacuum System, the power unit/collection canister will be installed after you move into your home. Your building Superintendent will discuss this with you prior to your closing date. A homeowner orientation is included.
- This is not available in homes without a garage.

ADDITIONS TO THE CENTRAL VACUUM SYSTEM

- Classic II Kit: This includes an extra Classic II head and hose kit if you would like a separate one upstairs.
- Garage and Car Care Kit: This has all the necessary attachments for small spaces. It includes a lightweight 30' hose with full swivel handle to eliminate hose kinking, an upholstery brush, dusting brush, crevice tool and hose hanger.

SWITCHES

INCLUDED LIGHT SWITCHES

- Your home will include white light toggle switches. See your included electrical draft for light switch placement. Locations of all light switches are drafted to code and cannot be moved to another location.
- If you'd like a switch at a specific location, you may purchase additional switches.

DECORA TRIM PACKAGE

- A designer rocker-style light switch package is available. If selected, every toggle switch in your home will be replaced.

TIMER SWITCH FOR BATHROOM FAN

- All bathroom exhaust fans in the home will be controlled by a light switch and can be replaced with timer.
- The timer allows you to set the fan to run for a period of time and then will automatically shut off.
- A whole house fan will be installed in your home, which operates on a timer as well as a light switch. This fan is designed to circulate air regularly and prevent excess moisture from accumulating.

OUTLETS

INCLUDED OUTLETS

- Outlets are placed to code and will be drawn on your electrical plan.
- Outlets on your electrical draft are only a representation of their exact placement. You will have included outlets every 8'-12' in all living space areas.
- Living space areas include family, dining, bedroom, loft, etc. Non-Living space areas which include closets, pantry, mudroom, and laundry typically do not have outlets.
- Outlets will be installed every 4' in the kitchen, one on the island (if island is selected) plus appropriate outlets for the appliances selected during the Design Studio process.
- You will have one outlet per sink in each bathroom.

SWITCHED HALF-HOT OUTLET

- This is a dual 110/15 outlet, the top outlet will be wired to a switch and the bottom outlet will be wired hot.
- Switched half hot outlets are included in family rooms, living rooms and dens. If you intend on lamps being the main source of lighting in any

of those rooms, the light switch would turn the lamp you have plugged in to that outlet on and off.

GFI OUTLET

- GFI outlets monitor the amount of current flowing from hot to neutral so if there is an imbalance; it trips the circuit, shutting off electricity to that outlet.
- The most common locations for these outlets are in wet areas like the kitchen, bathroom and garage.
- Depending on the features you add to your home, you may see more of these outlets.

DEDICATED 110/20 OUTLET

- This is a single 110/20 outlet wired on its own circuit and is commonly added to locations where you may plug something in that uses a lot of amperage such as an treadmill, power tool, etc.

DEDICATED 110/20 ARC FAULT PROTECTED OUTLET

- If you decide to add a dedicated outlet to a bedroom, closet, bathroom or den, code requires that it be Arc Fault Protected.
- This type of outlet is designed to protect against fires caused in electrical wiring.
- It is typically installed as a dual receptacle, but there are instances when it is installed as a single receptacle depending upon code requirements.

FREEZER OUTLET

- If you plan on installing a fridge or freezer in your garage, we recommend adding a duplex dedicated 110/15 Freezer outlet. It is beneficial to have these appliances on their own circuit instead of on a shared circuit in case they trip. If you plug a fridge or freezer into a shared circuit and another outlet on that circuit trips, you will risk ruining the stored food.
- Only two freezer outlets can be added to your home, one to the garage, and one in the interior typically the pantry, utility or storage area depending on the floor plan.

DEDICATED 220/30 OUTLET

- The 220/30 outlet comes standard in your utility/laundry room no matter what type of dryer you select.
- You may add one 220/30 outlet to the garage location if desired.

EAVE OUTLET

- If you would like the ease of installing seasonal lighting, we offer an Eave Outlet.
- This is a dedicated exterior outlet that is placed on the ceiling of your front porch.
- This package includes a switch which will give of turning whatever lights you have plugged into that outlet on or off from the convenience of your garage.

EXTERIOR OUTLET

- Two exterior waterproof 110/15 outlets are included with your home, one near the front door and one near the rear door. Additional outlets can be added depending on your family's needs.

PRE-WIRE FOR FUTURE 50 AMP CIRCUIT

- If you intend on installing a hot tub after you move into your new home, we recommend adding pre-wire for future 50 amp circuit

which is a 220 outlet with four wires (two hot, one neutral and one ground wire.) Access to this wiring will be located in the crawl space near the back of your home.

NETWORKING

- Networking allows your computers to communicate with one another in your home. Computer networking allows you to browse the internet, stream music from one location to another and much more.
- When selected, you will have the choice of either CAT5E of CAT6E jacks. Ask your design consultant how to help customize your needs.

OPEN HOUSE PHONE/CABLE HUB

- A phone hub will come included with your home. All of the phone lines will connect in this location and terminate on a punch down block. The cable wires will terminate in the same junction box.
- If you select any network jacks, they will run to this same panel.
- You will receive an outlet in the phone hub if networking jacks are selected. A maximum of 6 network jacks can be added in the included phone hub and a minimum of 2.
- Typically the included phone hub is located in the closet near the crawl space access. You may need to add additional outlets depending on future cable needs. See your Design Consultant for specific locations.

SILVER NETWORKING SMART PANEL

- If you need more room for expansion we recommend adding the Silver Networking Smart panel which would replace the included phone hub. This panel has the ability to house and distribute up to 4 telephone lines to a maximum of 12 jacks. There is plenty of room for more networking, phone and cable jacks depending on your needs. The plastic panel is a great home for your cable modem.

- Network wires will be terminated and tested and are ready to use with your hub, router, or switch (not included).

BI-DIRECTIONAL VIDEO AMPLIFIER

- The bi-directional video amplifier is used for cable distribution of up to 8 cable TV outlets.
- It is strongly recommended if you intend on having more than 6 television locations in your home. It enables clear picture in many locations.

CABLE JACKS/PHONE JACKS

- Cable: RG6 coaxial cable outlet may be used for a television or computer once your cable service is set up.
- Phone: Cat 5E phone jack may be used for a telephone or computer once your phone service is set up.
- You will have 2 included cable jacks and phone jacks that can be placed in two locations which will be chosen during your Electrical Consultation.
- Cable and phone jacks are not allowed in bathrooms.
- If you decide to wait and have cable jacks or phone jacks installed in your home after you move in and if the installer has to drill through your siding, this will void the warranty on the fiber cement siding piece that has been drilled through.
- Please ask your Community Sales Manager to find out what internet services are available in your area to determine future needs.

FLAT SCREEN PRE-WIRE PACKAGE

- This is option would assist you in mounting a flat screen television to your wall, while having all wires hidden neatly behind the wall

Design Studio Tips and Tricks

Consider adding a flat screen pre-wire package above a fireplace. It's a great way to create a sleek look and the conduit tube hides the cords and keeps your space looking clean and organized!

in a conduit tube, giving you a polished, clean, and organized look.

- Behind the drywall will be double stud backing at the wall mount location. At location (A) which is where your television will be located, one single recessed 110/15 outlet and one blank plate will be installed at 5'6".
- The blank plate gives you access to a conduit tube that runs down to location (B) which is where you will house all of your equipment (DVR, cable box, etc.). At location (B), one 110/15 outlet, one cable jack and one blank plate will be located at standard outlet height.

ELECTRICAL CONDUIT

- Your home will include one empty conduit tube. This tube will run from your attic down to your crawl space and then back into your phone hub.
- The tube will be 1 1/4" and gives you the flexibility to easily fish wires between floors if you plan on adding wiring once you move into your home.
- Low voltage and high voltage wires cannot be run together in the same conduit. Examples of low voltage wiring would be cable, phone, and network jacks. Examples of high voltage wiring would be light fixtures and outlets. If you plan on adding much more wiring once you move in your home then we recommend adding a second conduit tube.

SURROUND SOUND & STEREO

- We offer multiple binding post packages that will allow and assist you in installing your own speaker system once you move into the home.
- We offer 8 ohm speakers that are able to handle a minimum of 30 watts and maximum of 70 watts.
- If you already have a surround sound system or want to pick out your own, we offer binding posts.
- Binding posts allow you to install your own speakers once you move in. If selected, the jacks and wiring will be installed and ready for your speakers when you move in.
- The speakers and binding posts are right and left. You will want to keep these in the same room to receive the best sound.
- If you select speakers, and intend on using them for whole house stereo, we suggest adding one volume control per pair of speakers, to help control the system throughout your home.
- The volume controls are "impedance matching," meaning they constantly put a load on the receiver.
- If the receiver is left on for a prolonged period of time, even if the volume controls are turned down, the receiver will overheat and could be damaged. We suggest turning your receiver off while not in use to help prevent any issues.
- If binding posts or speakers are selected, you will need a head end plate to plug in your equipment to control them.
- Please be aware the binding posts offered are not compatible with every Bose speaker system.
- Speakers and binding posts are not available in the bathrooms or outdoors.

BOSE® 5.1 SURROUND SOUND WITH SPEAKERS, ACOUSTIMASS

- When this package is selected you will receive five Bose speakers mounted with brackets 7-feet high on the walls in a room of your choice, one subwoofer and installation.

- Placement of the speakers will be determined by our electricians who will install the speakers after you move into your home.
- Typically speakers are arranged with three speakers in the front and two in the rear. Your Superintendent will discuss the installation process with you prior to your closing date.
- The package also includes a subwoofer to be located within 20 feet of your receiver location. This package does not come with a receiver.
- You will work with a Design Consultant during your Electrical Consultation to place your head-end plate and subwoofer. They should be located where you plan on housing your television and stereo equipment.

HARDWIRED SECURITY SYSTEM

- If a Security System is selected the whole first floor will be hardwired with the exception of the garage.
- The Security System includes one 8-zone control panel keypad which will be installed near the garage entrance to your home unless otherwise specified. We find that some Home Buyers who choose to invest in a Security System prefer to have a second key pad on their second level. This is beneficial if you want to turn your system on at night from the convenience of your master bedroom or other specified location. A keypad pre-wire is in the master bedroom above the light switch locations for future install
- One motion detector will be installed on the first floor at a location that will detect motion at as many entrance points as possible.
- One keyless entry device is included. More can be purchased after you have moved into the home.
- One local siren is located in the attic near a vent and is pointed outside of the home.
- You may contact the electricians to install wireless sensors on the second floor once you move in.
- One low voltage smoke detector is located in the upstairs hallway. This smoke detector is

in addition to your included smoke detectors. This smoke detector is intended to alert your monitoring company of a fire.

- Most pets less than 65 pounds who occupy a 2'x2' grid or less will typically not trigger your motion detector when your alarm is on. This is a feature meant to prevent false alarms caused by pets. The motion barrier will be broken if, for example, you have a cat who jumps from the floor to the counter.
- Once you move into your home, you may schedule an orientation with our electricians who will show you how to use the system.
- Once you move in to your home, you are free to sign with the security monitoring company of your choice.

PREP FOR FUTURE SECURITY

- If you are not interested in a Hardwired Security package at this time but intend on adding a wireless security system after you move in to your new home, we recommend adding the Prep for Future Security Package.
- This package will include one phone jack and one 110/15 outlet located inside your entry closet or an area near your crawl space access if there is no entry closet for your floor plan. This package is recommended because it allows for a future security system to monitor your home.

NEXIA

- We are proud to offer Nexia Home Intelligence for you home. Nexia is simple, intuitive and easily controlled right from any product connected to the internet. Using the latest wireless technology, Nexia allows you to control your locks, lights, thermostat and more.

- We offer two packages: The Nexia Basic package or the Nexia Premium Package.
- The Nexia Basic package includes a Camelot link deadbolt kit in either a bronze or satin nickle finish. This package allows you to check the status of your locks, receive text messages when family arrives home, and unlock the door for a guest while your away, and much more all from your smart phone or computer.
- The Nexia premium package which included a Camelot Deadbolt kit, plus a Link wireless camera, and a Trane home energy Mgt T-stat. These two additions allow you to remotely monitor your home and remotely manage heating and cooling within your home.
- If you select Nexia it will be pre-installed and you can begin using it right away. All you have to do is go online and activate your subscription.

SMOKE DETECTOR

- Smoke detectors are strategically placed in your home in compliance with jurisdictional fire safety requirements. The smoke detectors are hardwired and have battery back-up.
- A combo Co2 and smoke detector is installed typically at the hallway/stairs or other central location.

CEILING FANS & FAN PRE-WIRES

- If you are interested in adding a ceiling fan after taking ownership of your home, we recommend adding a ceiling fan pre-wire in the desired location(s).
- The ceiling fan pre-wire package includes two switches (one for your future fan and one for future light). It also includes the necessary reinforcement to support a fan up to 80 lbs and will have a blank plate covering the wiring on your ceiling until your fan is installed.
- If a ceiling fan is added at the Design Studio it will include two switches (one for the light and one for the fan), and the reinforcement necessary to hold it.

LIGHTING

Quadrant Homes offers many decorative light fixtures that can be added to any room of your new home. They are dramatic addition to any space, whether you flank your fireplace with a pair of wall sconces, add a chandelier to a formal dining area, or add a little mood lighting to your kitchen with pendant lights over your new island. The possibilities are endless; you will work with a Design Consultant to select fixtures to match any design style.

WALL SCONCES

- Wall sconces will be installed at 6'. If located on the stairwell they will be installed at 7'. Sconces are not available in bathrooms or closets.

FLOOD LIGHT

- If concerned about security, flood lights can be installed. Work with your Design Consultant for placement that will make these fixtures most affective.
- Due to the motion sensors, these fixtures need to be controlled by a switch seperate from your other exterior fixtures.
- The sensitivity of the motion can be adjusted depending on your needs.
- These fixtures cannot be located above the first floor eaves or over the garage door.

FLUORESCENT SHOP LIGHT

- If you plan on using your garage as a work shop, fluorescent shop lights, which use 32 watt fluorescent tubing, can be added to your garage in addition to, or in place of your included light fixture.

PRE-WIRE FOR FUTURE LIGHT FIXTURE

- If you would like to pick out your own lighting or already own fixtures that you would like to install in your new home, we offer a pre-wire which is installed with a blank plate to cover the wired area. This will make installing your future fixtures much easier. This option is not needed if you purchase fixtures through Quadrant Homes.
- This feature is not available in bathrooms or on the exterior of your home.

NOW THE FUN BEGINS

Purchasing a home is a major milstone in anyone's life and we at the Quadrant Homes Design Studio hope to make it an experience that you'll never forget. We are here to help you design the home of your dreams Built Your Way. From products to finishes the possibilites are not only exciting, they are endless. Now that you have all the information on the products that Quadrant Homes offers you can make an informed decision on what would be the best fit for your family.

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QUADRANT HOMES

Built **Your** Way.

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